

Residence

504-1238 BURRARD

DOWNTOWN, VANCOUVER

ABOUT THE SUITE:

- 877 square feet on interior space
- 9' ceilings
- Bedrooms on opposite corners of the home
- Den with Murphy bed - can be used as third sleeping space
- Suite is set up to function very well for short term rentals, which the building allows
- Treed outlook and suite is above the new Burrard Place courtyard
- Full wall of windows
- Updated blinds
- Gas fireplace
- Space for a four person dining table
- Smoothed ceilings
- Furniture included

ABOUT THE BUILDING:

- No. of Floors: 14
- No. of Strata Lots: 105
- Built-in: 2003
- Contingency Fund: \$457,928.36
- Maintenance Fee: \$540.40
- Pets: Yes (2 total)
- Rentals: Yes (short term rentals allowed)
- Depreciation Report: Yes, 2019
- Insurance Deductibles:
 - All Risk - \$10,000
 - Sewer - \$25,000
 - Water - \$25,000
 - Earthquake - 10%

AMENITIES & NOTES:

- In-suite laundry
- Sauna/steam room
- Large, bright, well-equipped gym
- Large 2nd floor roof top outdoor space
- Bike room
- Recently renovated party room
- Parking: #12
- Recently renovated lobby and hallways
- Building recently re-piped
- Window project on upper floor approved and paid for

WEST HAVEN
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